**This Instrument Prepared By:**

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Karen Johnson Davidson County
Batch# 866308 DEEDWARR
06/02/2022 11:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20220602-0063693

# WARRANTY DEED

**THIS DEED**, made and entered into on this the 26th day of May, 2022, by and between **DEBRA HENSON,** party of the first part, and **PURPLE DOORS LLC,** party of the second part;

## W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Foundry Heights Subdivision, Section One, of record in Book 3600, Page 16, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Debra Henson and Carmen Halladay by QuitClaim deed from Richard Welsh, Jr. of record in Instrument No. 20210909-0120694 Register's Office for Davidson County, Tennessee, dated September 03, 2021 and recorded on September 09, 2021.

Being the same property conveyed to Debra Henson by Quitclaim deed from Debra Henson and Carmen Halladay of record in Instrument No. 20220413-0043085 Register's Office for Davidson County, Tennessee, dated April 12, 2022 and recorded on April 13, 2022.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Tax Map No. 090-12-0-317.00

Being also known as: 520 Foundry Drive, Nashville, TN 37209

**TO HAVE AND TO HOLD** the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part covenants with the party of the second part that she is lawfully seized and possessed of the property herein described and hereby conveyed, that she has a good right and full authority to convey same, that the same is unencumbered; and that she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2022 are prorated and the payment is assumed by the party of the second part.

**IN TESTIMONY WHEREOF**, Witness the signature of the party of the first part hereunto affixed, on the day and year first above written.

Debra Henson

**STATE OF TENNESSEE )**
**:ss**
**COUNTY OF SULLIVAN)**

Personally appeared before me, a Notary Public in and for the State and County aforesaid, DEBRA HENSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand, at office, this the 26th day of May, 2022.

Notary Public

Teena M. Smith
STATE OF TENNESSEE NOTARY PUBLIC
Sullivan County

My Commission Expires:
8/26/2024

**NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:**

Name: Purple Doors LLC

Address: 713 Lischey Avenue
Nashville, TN 37207

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 26th day of May, 2022.

Notary Public

Teena M. Smith
STATE OF TENNESSEE NOTARY PUBLIC
Sullivan County

My Commission Expires:
8/26/2024

**THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.**

# CERTIFICATION

I, Rebecca A. Theall, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on [illegible] (date of document).

Rebecca A Theall
Affiant Signature

[illegible]
Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to and subscribed before me this 22 day of May, 2023.

Bridget Hendricks
Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024.

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN